

● SEATTLE

# Seattle

## Building Permit Report

**April 2025**

Monthly analysis of permit volume, project types, housing activity, and construction values sourced from City of Seattle public permit records.

Total Permits

New Construction

Est. Project Value

Housing Units Added

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## Permit Volume Overview

Seattle issued **608 building permits** this month. Addition and alteration work led volume at **403 permits (66.3%)**, covering everything from residential remodels to commercial interior upgrades. New construction represented **116 permits (19.1%)**, while demolitions totaled **40 (6.6%)**. Residential projects made up **78.0%** of total activity, with non-residential at **22.0%**.

Permit Type	Count	Share
Addition / Alteration	403	66.3%
New Construction	116	19.1%
Demolition	40	6.6%
Tenant Improvement	9	1.5%

## Project Class Breakdown

Single family and duplex projects dominated Seattle's permit activity this month, representing **429 permits (70.6%)**. Commercial work accounted for **100 (16.4%)**, while multifamily residential — a high-priority category for Seattle's housing goals — contributed **45 permits (7.4%)**.

Permit Class	Count	Share
Single Family / Duplex	429	70.6%
Commercial	100	16.4%
Multifamily	45	7.4%
Institutional	27	4.4%
Industrial	6	1.0%

## Project Valuation

The combined estimated project cost of all permitted work this month totaled **\$385.7M**, with an average project cost of **\$641,712**. Seattle ranks among the most expensive construction markets in the Pacific Northwest, driven by strong tech-sector demand, dense urban infill, and significant multifamily and commercial development activity. These valuations are contractor-declared at time of permit application.

**\$385.7M**

Total Est. Project Value

**\$641,712**

Avg. Project Cost

## Housing Activity

Seattle's permit data includes detailed housing categories that reveal where residential construction is focused. This month, permitted projects are set to add **1,232 housing units** to the city's supply. Middle housing — a category that includes duplexes, triplexes, townhomes, and cottage clusters — remains a key focus under Seattle's expanded zoning policies. The table below shows the top housing categories active this month.

Housing Category	Permits	Share
Single-Family Add/Alt	219	36.0%
Middle Housing	118	19.4%
Commercial Add/Alt	83	13.7%
Pre-Approved DADU Plans	6	1.0%
Multifamily - Other	2	0.3%
Housing - Other	2	0.3%

## Top Zoning Designations

Seattle's zoning designations indicate the land use context of permitted projects. Neighborhood Residential (NR) zones cover most of the city's single-family and middle-housing activity, while Lowrise (LR) and Neighborhood Commercial (NC) zones are where multifamily and mixed-use construction is concentrated. The table below shows the six most active zoning designations this month.

Zoning	Permits	Share
NR3	240	39.5%
NR2	56	9.2%
LR3	26	4.3%
RSL	22	3.6%
LR1	17	2.8%
NR3, NR3	17	2.8%

## Get the Full List

This report summarizes Seattle's permit landscape for April 2025. BCAR DATA's monthly lead lists give you the actual permit records — property address, permit type, project description, and estimated cost — delivered straight to your inbox every month.

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